HOUSING MARKET INFORMATION

HOUSING NOW

Prairie Region

Canada Mortgage and Housing Corporation

Date Released: Second Quarter 2008

New Home Market

Gain in multi-family starts overshadowed by sharp decline in singles

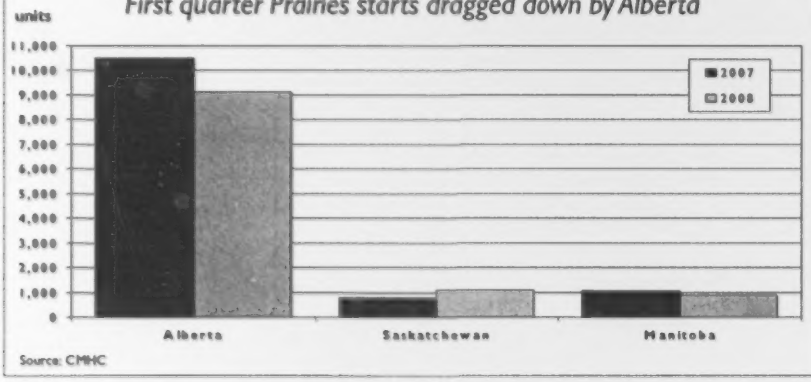
In the first three months of 2008, total housing starts across the Prairie Provinces totalled 11,098 units, a ten per cent decline from corresponding levels last year. An impressive 27 per cent gain in multi-family production could not compensate for weaker single-detached activity. Across the Prairies, single-detached construction in the first quarter fell by 38 per cent to 4,386 units, the poorest first-quarter performance since 2001.

The decline in Prairie housing starts can be attributed to weaker construction in Alberta and Manitoba. Strong gains have persisted in Saskatchewan where residential

Figure 1

Prairie Provinces 1Q Housing Starts

First quarter Prairies starts dragged down by Alberta



Source: CMHC

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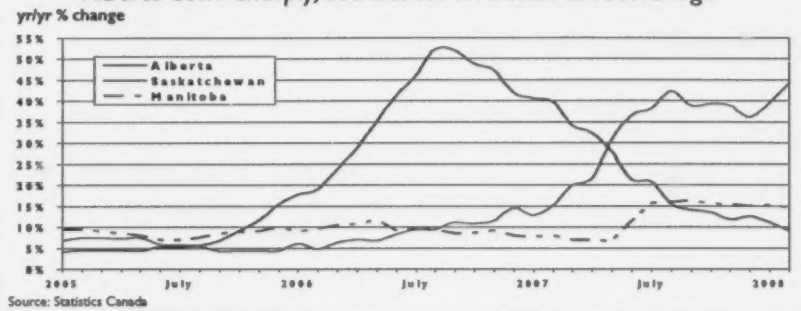
Figure 2

Prairie Provinces New House Price Index

Alberta down sharply, Saskatchewan climbs to record high



Source: Statistics Canada

construction continues to benefit from last year's migratory record. A total of 1,105 new homes were started in Saskatchewan in the first three months of 2008, a 41 per cent increase over the previous year. This also represents the strongest first-quarter performance in over 20 years. Single-detached builders led the increase, as the 688 starts from January to March were 43 per cent higher than the previous year. The increase was most pronounced in rural areas, where single-detached construction jumped 149 per cent. Not to be outdone, multi-family starts totalled 417 units across Saskatchewan, representing a 38 per cent gain. Apartment units led the charge with a 113 per cent increase over 2007's first quarter production.

Among Saskatchewan's urban centres, the Battlefords, Moose Jaw, Swift Current, and Yorkton, posted the largest year-over-year gains thus far, with each up more than 100 per cent. However, these centres represent a relatively small number of units. The most notable increase was in Saskatoon, where starts climbed 85 per cent. At 590 units, Saskatoon's first quarter production was the highest in 25 years. The increase was led by a 222 per cent jump in multiples. In Regina, housing starts from January to March totalled 285 units, 10 per cent above 2007 levels. A 36 per cent gain in single-detached construction more than compensated for a 22 per cent reduction in multi-family units.

Manitoba is also enjoying record levels of migration, but it has yet to translate into higher housing starts. Local builders started work on 874 units during the first three months of 2008, a 17 per cent decline from the first quarter of 2007. Single-detached starts slipped by 11 per cent, while multi-family construction fell by 25 per cent. Within the province, rural areas and Winnipeg were responsible for the decline. Rural starts to the end of March fell 21 per cent, largely due to a drop in single-detached activity. In Winnipeg, where the majority of provincial construction occurs, housing starts fell by 24 per cent during the same period. Single-detached construction was relatively unchanged, thanks to robust demand and the introduction of new lots. Multi-family activity in Winnipeg, however, was nearly cut in half, as builders competed with an uncharacteristically strong first quarter of 2007.

In Alberta, builders are facing the brunt of declining migration and elevated inventories in the competing resale market. To the end of March, a total of 9,119 new homes were started, a 13 per cent drop from the same period in 2007. A significant gain in multiples could not offset weaker single-detached construction. From January to March, builders started 3,193 single-detached homes, a drop of 47 per cent from the previous year. This represents the poorest quarterly performance in Alberta in seven years. Multiple starts, meanwhile, increased 32 per cent over corresponding 2007 levels, as an 86 per cent gain in apartment construction more than countered weaker activity for semi-detached and row units.

Among Alberta's urban centres, Calgary and Canmore recorded the only year-over-year gains in starts thus far. After three months, new home construction in Calgary increased 68 per cent, thanks to elevated multi-unit starts. All of Calgary's gain in multiples occurred in the apartment segment of the market, where a number of multi-tower projects were recorded. To the end of March, concrete was poured for 3,130 apartment units, only a few hundred fewer than the annual total

for 2007. Single-detached construction in Alberta moved in the opposite direction, with every centre except Medicine Hat and Wood Buffalo recording declines in the first quarter. Edmonton and Calgary faced the most notable reduction, with single-detached starts down 62 and 38 per cent, respectively.

The jump in Saskatchewan housing starts has boosted the number of units under construction, fuelling additional upward price pressure. At the end of March, the number of homes under construction in Saskatchewan was 46 per cent higher than March of 2007, reaching nearly 4,000 units. The resulting price pressure is clearly evident, with the latest release of Saskatchewan's New House Price Index (NHPI) up an astonishing 44 per cent over the previous year. In Alberta, the growth rate in the NHPI has moderated to nine per cent from the peak of 52 per cent 18 months earlier. The moderation in price growth in Alberta can be attributed to the 25 per cent reduction in single-detached starts. In Manitoba, the number of units under construction has climbed nearly 18 per cent year-over-year, leading to a 14 per cent gain in the NHPI.

Resale Market

Alberta resales down sharply, Saskatchewan on pace for another record

Early indications suggest that existing home sales in the Prairies will decline in 2008, ending the string of seven consecutive records. According to the Canadian Real Estate Association, Saskatchewan is the only Prairie province on a record-setting pace, thanks largely to the remarkable turnaround in net migration and capacity constraints in the new construction industry. In the first two months of 2008, residential transactions in Saskatchewan climbed 24 per cent over the previous year, reaching 1,705 units. Alberta and Manitoba did not fare as well. During the same period, sales in Alberta dropped 28 per cent, as activity responded to weaker net migration and rapid price escalation from previous years. The decline was most pronounced in Calgary, where sales fell 33 per cent to the end of February. Despite solid demand in Manitoba, historically low listings are inhibiting sales. After two months, sales in Manitoba are down by less than one per cent.

Given Saskatchewan's rapid pace of sales and listings shortages in most markets, it continues to enjoy the strongest rate of price growth in the country. Following a record 32 per cent gain in 2007, the average resale price in Saskatchewan is up an astonishing 45 per cent in the first two months, reaching $206,410. At this pace, Saskatchewan will overtake Quebec this year as Canada's fourth most expensive province. Regina is the strongest contributor to Saskatchewan's price growth, as the average price jumped 60 per cent after the first few months of 2008. While not as prevalent, listings shortages in Manitoba have pushed the average resale price up 12 per cent to the end of February. In Alberta, a record level of listings combined with the drop in sales has constrained price growth considerably. In four of the last seven months, prices have recorded monthly declines. Despite this, Alberta's year-to-date average price was seven per cent higher than the corresponding average in 2007.

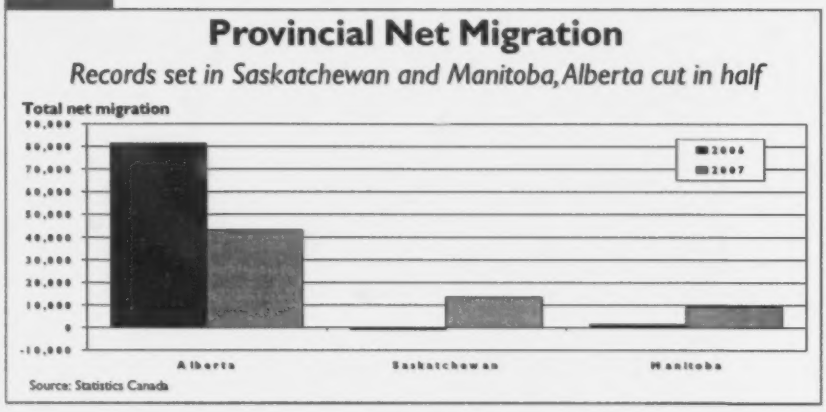
Economy

Saskatchewan's migratory turnaround at Alberta's expense

After 22 consecutive years of decline, net migration in Saskatchewan experienced a remarkable turnaround last year. A strong fourth-quarter inflow from other provinces pushed Saskatchewan's net migration to a record 13,583 people in 2007, with over 10,000 of those coming from other provinces. Bucking the trend from previous years, Alberta was the largest contributor to Saskatchewan, as nearly 7,000 people left Alberta last year to go east where house prices were much lower at the time. Accordingly, Alberta's net migration was cut in half in 2007. From July to December, interprovincial migration in Alberta was actually negative, the first such occurrence in 13 years. Some of Alberta's losses in the second half of 2007 moved to Manitoba, where record migration was also reported last year. At 288 people in the fourth quarter, interprovincial net migration in Manitoba was the strongest for any quarter in over 20 years.

Despite the decline in net migration and persistent labour shortages, Alberta continues to lead the rate of job growth across the Prairies. Following an impressive 4.7 per cent gain in 2007, average employment in Alberta to the end of March was up 3.3 per cent, representing 64,000 new jobs. In Manitoba, first quarter employment climbed 1.7 per cent, the best start to any year since 2000. Saskatchewan's job creation has been comparatively modest thus far, a surprise considering the low unemployment rate and rapid population growth. To the end of March, average employment in Saskatchewan was up only one per cent. This pace should improve through the duration of the year.

Figure 3



HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of Region
2	Starts by Submarket and by Dwelling Type – Current Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Prairie Region
First Quarter 2008

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi and Row	Apt. & Other		
STARTS										
Q1 2008	3,633	474	42	12	759	4,973	14	206	985	11,098
Q1 2007	5,362	528	29	47	1,235	2,512	56	472	2,091	12,337
% Change	-32.2	-10.2	44.8	-74.5	-38.5	98.0	-75.0	-56.4	-52.9	-10.0
Year-to-date 2008	3,633	474	42	12	759	4,973	14	206	985	11,098
Year-to-date 2007	5,362	528	29	47	1,235	2,512	56	472	2,091	12,337
% Change	-32.2	-10.2	44.8	-74.5	-38.5	98.0	-75.0	-56.4	-52.9	-10.0
UNDER CONSTRUCTION										
Q1 2008	14,723	2,220	216	98	4,459	21,970	160	2,243	1,765	47,895
Q1 2007	16,407	1,914	117	113	3,722	14,298	234	1,997	4,137	42,980
% Change	-10.3	16.0	84.6	-13.3	19.8	53.7	-31.6	12.3	-57.3	11.4
COMPLETIONS										
Q1 2008	6,400	754	67	25	1,148	1,835	58	280	1,624	12,191
Q1 2007	5,631	472	22	19	751	1,625	78	241	2,455	11,294
% Change	13.7	59.7	**	31.6	52.9	12.9	-25.6	16.2	-33.8	7.9
Year-to-date 2008	6,400	754	67	25	1,148	1,835	58	280	1,624	12,191
Year-to-date 2007	5,631	472	22	19	751	1,625	78	241	2,455	11,294
% Change	13.7	59.7	**	31.6	52.9	12.9	-25.6	16.2	-33.8	7.9
COMPLETED & NOT ABSORBED										
Q1 2008	2,200	365	27	4	200	325	17	87	na	3,225
Q1 2007	1,283	245	1	8	101	105	17	160	na	1,920
% Change	71.5	49.0	**	-50.0	98.0	**	0.0	-45.6	n/a	68.0
ABSORBED										
Q1 2008	4,914	565	64	30	1,007	1,598	7	174	na	8,359
Q1 2007	5,026	405	25	15	690	1,425	34	238	na	7,858
% Change	-2.2	39.5	156.0	100.0	45.9	12.1	-79.4	-26.9	n/a	6.4
Year-to-date 2008	4,914	565	64	30	1,007	1,598	7	174	na	8,359
Year-to-date 2007	5,026	405	25	15	690	1,425	34	238	na	7,858
% Change	-2.2	39.5	156.0	100.0	45.9	12.1	-79.4	-26.9	n/a	6.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1a: Housing Activity Summary of Manitoba
First Quarter 2008

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q1 2008	407	6	8	6	14	126	4	62	241	874
Q1 2007	398	2	0	11	11	240	7	82	307	1,058
% Change	2.3	200.0	n/a	-45.5	27.3	-47.5	-42.9	-24.4	-21.5	-17.4
Year-to-date 2008	407	6	8	6	14	126	4	62	241	874
Year-to-date 2007	398	2	0	11	11	240	7	82	307	1,058
% Change	2.3	200.0	n/a	-45.5	27.3	-47.5	-42.9	-24.4	-21.5	-17.4
UNDER CONSTRUCTION										
Q1 2008	1,094	16	11	17	88	739	16	893	254	3,128
Q1 2007	905	16	0	14	67	551	26	624	455	2,658
% Change	20.9	0.0	n/a	21.4	31.3	34.1	-38.5	43.1	-44.2	17.7
COMPLETIONS										
Q1 2008	299	10	0	8	22	15	2	138	309	803
Q1 2007	268	10	0	3	23	48	13	80	352	797
% Change	11.6	0.0	n/a	166.7	-4.3	-68.8	-84.6	72.5	-12.2	0.8
Year-to-date 2008	299	10	0	8	22	15	2	138	309	803
Year-to-date 2007	268	10	0	3	23	48	13	80	352	797
% Change	11.6	0.0	n/a	166.7	-4.3	-68.8	-84.6	72.5	-12.2	0.6
COMPLETED & NOT ABSORBED										
Q1 2008	139	5	0	1	9	75	4	70	n/a	303
Q1 2007	172	4	0	1	6	15	0	32	n/a	230
% Change	-19.2	25.0	n/a	0.0	50.0	**	n/a	118.8	n/a	31.7
ABSORBED										
Q1 2008	262	0	0	9	7	15	0	49	n/a	342
Q1 2007	238	4	0	1	25	57	0	66	n/a	391
% Change	10.1	-100.0	n/a	**	-72.0	-73.7	n/a	-25.8	n/a	-12.5
Year-to-date 2008	262	0	0	9	7	15	0	49	n/a	342
Year-to-date 2007	238	4	0	1	25	57	0	66	n/a	391
% Change	10.1	-100.0	n/a	**	-72.0	-73.7	n/a	-25.8	n/a	-12.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Saskatchewan
First Quarter 2008

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi and Row	Apt. & Other		
STARTS										
Q1 2008	525	34	0	6	123	260	0	0	157	1,105
Q1 2007	396	6	0	22	144	35	0	87	94	784
% Change	32.6	**	n/a	-72.7	-14.6	**	n/a	-100.0	67.0	40.9
Year-to-date 2008	525	34	0	6	123	260	0	0	157	1,105
Year-to-date 2007	396	6	0	22	144	35	0	87	94	784
% Change	32.6	**	n/a	-72.7	-14.6	**	n/a	-100.0	67.0	40.9
UNDER CONSTRUCTION										
Q1 2008	1,786	92	0	56	641	819	23	170	329	3,916
Q1 2007	1,136	26	1	62	404	512	35	109	403	2,688
% Change	57.2	**	-100.0	-9.7	58.7	60.0	-34.3	56.0	-18.4	45.7
COMPLETIONS										
Q1 2008	588	38	11	8	184	173	8	0	172	1,182
Q1 2007	362	8	0	6	69	0	3	0	236	684
% Change	62.4	**	n/a	33.3	166.7	n/a	166.7	n/a	-27.1	72.8
Year-to-date 2008	588	38	11	8	184	173	8	0	172	1,182
Year-to-date 2007	362	8	0	6	69	0	3	0	236	684
% Change	62.4	**	n/a	33.3	166.7	n/a	166.7	n/a	-27.1	72.8
COMPLETED & NOT ABSORBED										
Q1 2008	31	3	0	2	4	0	0	0	n/a	40
Q1 2007	29	3	0	5	15	9	2	0	n/a	63
% Change	6.9	0.0	n/a	-60.0	-73.3	-100.0	-100.0	n/a	n/a	-36.5
ABSORBED										
Q1 2008	445	26	0	13	154	138	0	0	n/a	776
Q1 2007	284	5	0	6	36	11	3	0	n/a	345
% Change	56.7	**	n/a	116.7	**	**	-100.0	n/a	n/a	124.9
Year-to-date 2008	445	26	0	13	154	138	0	0	n/a	776
Year-to-date 2007	284	5	0	6	36	11	3	0	n/a	345
% Change	56.7	**	n/a	116.7	**	**	-100.0	n/a	n/a	124.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Alberta
First Quarter 2008

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q1 2008	2,701	434	34	0	622	4,587	10	144	587	9,119
Q1 2007	4,568	520	29	14	1,080	2,237	49	303	1,690	10,495
% Change	-40.9	-16.5	17.2	-100.0	-42.4	105.1	-79.6	-52.5	-65.3	-13.1
Year-to-date 2008	2,701	434	34	0	622	4,587	10	144	587	9,119
Year-to-date 2007	4,568	520	29	14	1,080	2,237	49	303	1,690	10,495
% Change	-40.9	-16.5	17.2	-100.0	-42.4	105.1	-79.6	-52.5	-65.3	-13.1
UNDER CONSTRUCTION										
Q1 2008	11,843	2,112	205	25	3,730	20,412	121	1,180	1,182	40,851
Q1 2007	14,366	1,872	116	37	3,251	13,235	173	1,264	3,279	37,634
% Change	-17.6	12.8	76.7	-32.4	14.7	54.2	-30.1	-6.6	-64.0	8.5
COMPLETIONS										
Q1 2008	5,513	706	56	9	942	1,647	48	142	1,143	10,206
Q1 2007	5,001	454	22	10	659	1,577	62	161	1,867	9,813
% Change	10.2	55.5	154.5	-10.0	42.9	4.4	-22.6	-11.8	-38.8	4.0
Year-to-date 2008	5,513	706	56	9	942	1,647	48	142	1,143	10,206
Year-to-date 2007	5,001	454	22	10	659	1,577	62	161	1,867	9,813
% Change	10.2	55.5	154.5	-10.0	42.9	4.4	-22.6	-11.8	-38.8	4.0
COMPLETED & NOT ABSORBED										
Q1 2008	2,030	357	27	1	187	250	13	17	n/a	2,882
Q1 2007	1,082	238	1	2	80	81	15	128	n/a	1,627
% Change	87.6	50.0	**	-50.0	133.8	**	-13.3	-86.7	n/a	77.1
ABSORBED										
Q1 2008	4 207	539	64	8	846	1 445	7	125	n/a	7 241
Q1 2007	4 504	396	25	8	629	1 357	31	172	n/a	7 122
% Change	-6.6	36.1	156.0	0.0	34.5	6.5	-77.4	-27.3	n/a	1.7
Year-to-date 2008	4,207	539	64	8	846	1,445	7	125	n/a	7,241
Year-to-date 2007	4,504	396	25	8	629	1,357	31	172	n/a	7,122
% Change	-6.6	36.1	156.0	0.0	34.5	6.5	-77.4	-27.3	n/a	1.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Prairie Region 1998 - 2007

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2007	25,793	2,924	197	137	4,658	11,175	217	1,987	12,988	60,081
% Change	-10.0	10.1	69.8	30.5	31.1	12.1	-21.7	24.4	21.0	4.1
2006	28,659	2,656	116	105	3,553	9,970	277	1,597	10,734	57,705
% Change	17.9	26.8	-50.2	-1.9	-2.0	31.5	17.9	7.0	15.0	17.7
2005	24,314	2,095	233	107	3,625	7,581	235	1,492	9,333	49,015
% Change	7.3	12.0	64.1	-34.0	7.6	3.8	-46.1	-35.7	49.5	10.2
2004	22,650	1,870	142	162	3,370	7,300	436	2,320	6,241	44,491
% Change	3.9	33.2	-41.6	48.6	-7.2	-2.4	33.3	-2.7	-1.0	1.8
2003	21,810	1,404	243	109	3,631	7,481	327	2,385	6,302	43,692
% Change	-5.7	32.5	135.9	16.0	5.2	30.5	-21.0	-27.1	-22.1	-3.6
2002	23,117	1,060	103	94	3,451	5,733	414	3,273	8,089	45,334
% Change	27.0	49.7	30.4	-23.0	46.2	56.3	60.5	37.2	21.6	31.3
2001	18,198	708	79	122	2,360	3,667	258	2,385	6,652	34,518
% Change	16.0	1.7	-71.3	-30.7	38.6	-25.8	-20.9	122.7	3.2	10.1
2000	15,694	696	275	176	1,703	4,945	326	1,071	6,444	31,339
% Change	2.5	14.5	41.0	20.5	-0.2	6.0	59.0	-32.7	-10.1	-1.0
1999	15,305	608	195	146	1,707	4,666	205	1,591	7,167	31,669
% Change	-16.3	7.4	27.5	1.4	-8.0	27.7	4.6	87.0	-1.3	-4.0
1998	18,284	566	153	144	1,855	3,655	196	851	7,260	32,982

Source: CMHC (Starts and Completions Survey)

Table 1.2a: History of Housing Starts of Manitoba 1998 - 2007

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2007	2,183	28	3	37	154	608	23	796	1,906	5,738
% Change	11.2	-30.0	n/a	**	-3.8	82.0	-17.9	23.8	2.9	14.1
2006	1,964	40	0	6	160	334	28	643	1,853	5,028
% Change	1.2	150.0	n/a	-40.0	3.2	45.2	-30.0	31.8	0.1	6.3
2005	1,940	16	0	10	155	230	40	488	1,852	4,731
% Change	-7.1	166.7	n/a	-63.0	70.3	79.7	-7.0	-8.6	21.7	6.6
2004	2,089	6	0	27	91	128	43	534	1,522	4,440
% Change	14.8	50.0	n/a	-3.6	16.7	-57.0	**	17.9	0.4	5.6
2003	1,819	4	0	28	78	298	10	453	1,516	4,206
% Change	7.1	-33.3	-100.0	-6.7	151.6	**	-64.3	58.9	4.6	16.3
2002	1,699	6	7	30	31	81	28	285	1,450	3,617
% Change	31.4	-25.0	n/a	-38.8	-51.6	**	-36.4	**	9.0	22.1
2001	1,293	8	0	49	64	15	44	76	1,330	2,963
% Change	0.5	33.3	-100.0	-2.0	77.8	n/a	12.8	4.1	25.4	15.7
2000	1,287	6	8	50	36	0	39	73	1,061	2,560
% Change	0.7	-25.0	n/a	-3.8	-44.6	-100.0	30.0	-82.8	2.1	-18.3
1999	1,278	8	0	52	65	236	30	425	1,039	3,133
% Change	-2.4	**	n/a	-13.3	-39.8	148.4	-50.8	93.2	0.0	8.2
1998	1,310	2	0	60	108	95	61	220	1,039	2,895

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Saskatchewan 1998 - 2007

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2007	2,916	136	0	66	842	562	27	235	1,223	6,007
% Change	51.4	183.3	-100.0	40.4	79.1	47.1	68.8	**	52.7	61.7
2006	1,926	48	3	47	470	382	16	22	801	3,715
% Change	18.7	-30.4	200.0	38.2	22.1	32.2	-59.0	-64.5	-14.3	8.1
2005	1,623	69	1	34	385	289	39	62	935	3,437
% Change	0.5	-23.3	n/a	-5.6	-43.6	-56.3	-31.6	**	46.8	-9.1
2004	1,615	90	0	36	683	661	57	2	637	3,781
% Change	13.9	150.0	-100.0	80.0	14.0	66.5	128.0	-98.5	-6.5	14.1
2003	1,418	36	9	20	599	397	25	130	681	3,315
% Change	2.9	-5.3	125.0	185.7	25.1	36.4	-7.4	3.2	11.1	11.9
2002	1,378	38	4	7	479	291	27	126	613	2,963
% Change	28.9	26.7	**	-78.8	103.0	-21.1	170.0	**	1.3	24.4
2001	1,069	30	1	33	236	369	10	28	605	2,381
% Change	-15.3	-53.1	-91.7	-37.7	5.8	48.8	-50.0	**	-2.9	-5.3
2000	1,262	64	12	53	223	248	20	6	623	2,513
% Change	-5.1	14.3	140.0	103.8	87.4	-51.8	-51.2	-85.0	-30.5	-18.6
1999	1,330	56	5	26	119	514	41	40	897	3,089
% Change	-5.9	64.7	n/a	0.0	-55.9	55.3	-38.8	n/a	8.9	4.2
1998	1,413	34	0	26	270	331	67	0	824	2,965

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts of Alberta 1998 - 2007

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2007	20,694	2,760	194	34	3,662	10,005	167	956	9,859	48,336
% Change	-16.5	7.5	71.7	-34.6	25.3	8.1	-28.3	2.6	22.0	-1.3
2006	24,769	2,568	113	52	2,923	9,254	233	932	8,080	48,962
% Change	19.4	27.8	-51.3	-17.5	-5.3	31.0	49.4	-1.1	23.4	19.9
2005	20,751	2,010	232	63	3,085	7,062	156	942	6,546	40,847
% Change	9.5	13.3	63.4	-36.4	18.8	8.5	-53.6	-47.2	60.4	12.6
2004	18,946	1,774	142	99	2,596	6,511	336	1,784	4,082	36,270
% Change	2.0	30.1	-39.3	62.3	-12.1	-4.1	15.1	-1.0	-0.6	0.3
2003	18,573	1,364	234	61	2,954	6,786	292	1,802	4,105	36,171
% Change	-7.3	34.3	154.3	7.0	0.4	26.6	-18.7	-37.0	-31.9	-6.7
2002	20,040	1,016	92	57	2,941	5,361	359	2,862	6,026	38,754
% Change	26.5	51.6	17.9	42.5	42.8	63.3	76.0	25.5	27.8	32.8
2001	15,836	670	78	40	2,060	3,283	204	2,281	4,717	29,174
% Change	20.5	7.0	-69.4	-45.2	42.7	-30.1	-23.6	129.9	-0.9	11.1
2000	13,145	626	255	73	1,444	4,697	267	992	4,760	26,266
% Change	3.5	15.1	34.2	7.4	-5.2	19.9	99.3	-11.9	-9.0	3.2
1999	12,697	544	190	68	1,523	3,916	134	1,126	5,231	25,447
% Change	-18.4	2.6	24.2	17.2	3.1	21.3	97.1	78.4	-3.1	-6.2
1998	15,561	530	153	58	1,477	3,229	68	631	5,397	27,122

Source: CMHC (Starts and Completions Survey)

Table 2a: Starts by Submarket and by Dwelling Type
Manitoba
First Quarter 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	% Change
Winnipeg	358	370	4	4	10	9	164	322	536	705	-24.0
Brandon	24	13	0	2	4	0	32	0	60	15	**
Hanover RM	16	16	0	0	4	4	0	0	20	20	0.0
Portage la Prairie	0	1	0	0	0	0	0	0	0	1	-100.0
St. Andrews	9	9	0	0	0	0	0	0	9	9	0.0
Steinbach MD	6	0	2	0	0	0	0	0	8	0	n/a
Thompson	0	1	0	0	0	0	0	0	0	1	-100.0
Total Manitoba (10,000+)	413	410	6	6	18	13	196	322	633	751	-15.7

Table 2.1a: Starts by Submarket and by Dwelling Type
Manitoba
January - March 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Winnipeg	358	370	4	4	10	9	164	322	536	705	-24.0
Brandon	24	13	0	2	4	0	32	0	60	15	**
Hanover RM	16	16	0	0	4	4	0	0	20	20	0.0
Portage la Prairie	0	1	0	0	0	0	0	0	0	1	-100.0
St. Andrews	9	9	0	0	0	0	0	0	9	9	0.0
Steinbach MD	6	0	2	0	0	0	0	0	8	0	n/a
Thompson	0	1	0	0	0	0	0	0	0	1	-100.0
Total Manitoba (10,000+)	413	410	6	6	18	13	196	322	633	751	-15.7

Source: CMHC (Starts and Completions Survey)

Table 2b: Starts by Submarket and by Dwelling Type
Saskatchewan
First Quarter 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	% Change
[illegible]											
Regina	197	145	12	4	40	74	36	35	285	258	10.5
Saskatoon	284	224	26	6	56	38	224	51	590	319	85.0
[illegible]											
Estevan	4	5	0	0	0	0	0	0	4	5	-20.0
Lloydminster	14	32	0	0	0	24	0	36	14	92	-84.8
Moose Jaw	9	1	2	4	0	0	0	0	11	5	120.0
North Battleford	10	1	0	0	0	0	0	0	10	1	**
Prince Albert	5	4	0	0	0	0	0	0	5	4	25.0
Swift Current	6	4	0	0	17	0	0	0	23	4	**
Yorkton	2	2	4	0	0	0	0	0	6	2	200.0
Total Saskatchewan (10,000+)	531	418	44	14	113	136	260	122	948	690	37.4

Table 2.1b: Starts by Submarket and by Dwelling Type
Saskatchewan
January - March 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
[illegible]											
Regina	197	145	12	4	40	74	36	35	285	258	10.5
Saskatoon	284	224	26	6	56	38	224	51	590	319	85.0
[illegible]											
Estevan	4	5	0	0	0	0	0	0	4	5	-20.0
Lloydminster	14	32	0	0	0	24	0	36	14	92	-84.8
Moose Jaw	9	1	2	4	0	0	0	0	11	5	120.0
North Battleford	10	1	0	0	0	0	0	0	10	1	**
Prince Albert	5	4	0	0	0	0	0	0	5	4	25.0
Swift Current	6	4	0	0	17	0	0	0	23	4	**
Yorkton	2	2	4	0	0	0	0	0	6	2	200.0
Total Saskatchewan (10,000+)	531	418	44	14	113	136	260	122	948	690	37.4

Source: CMHC (Starts and Completions Survey)

Table 2c: Starts by Submarket and by Dwelling Type
Alberta
First Quarter 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	% Change
Calgary	1,067	1,717	214	258	245	293	3,130	506	4,656	2,774	67.8
Edmonton	657	1,718	188	232	224	468	1,246	955	2,315	3,373	-31.4
Grande Prairie	62	196	2	16	8	132	40	115	112	459	-75.6
Lethbridge	228	237	12	34	31	14	0	12	271	297	-8.8
Medicine Hat	90	52	14	14	0	13	70	142	174	221	-21.3
Red Deer	89	282	0	42	6	8	24	161	119	493	-75.9
Bonnyville MD	16	0	0	0	0	0	0	0	16	0	n/a
Brooks	16	19	0	0	0	18	0	0	16	37	-56.8
Camrose	38	19	0	6	0	8	0	12	38	45	-15.6
Canmore	2	11	4	2	32	9	0	7	38	29	31.0
Clearwater County MD	6	0	0	0	0	0	0	0	6	0	n/a
Cold Lake	7	44	8	0	0	5	0	0	15	49	-69.4
Foothills No 31 MD	4	0	0	0	0	0	0	0	4	0	n/a
High River T	12	0	2	0	0	0	0	0	14	0	n/a
Lacombe T	12	0	4	0	15	0	0	0	31	0	n/a
Lacombe County CM	11	0	0	0	0	0	0	0	11	0	n/a
Mackenzie No 23 MD	0	0	0	0	0	0	0	0	0	0	n/a
Mountain View County MD	24	0	0	0	0	0	0	0	24	0	n/a
Okotoks	37	103	2	14	20	0	0	0	59	117	-49.6
Red Deer County CM	15	0	0	0	0	0	0	0	15	0	n/a
Strathmore T	16	0	28	0	8	0	0	0	52	0	n/a
Sylvan Lake	6	0	2	0	15	0	38	0	61	0	n/a
Wetaskiwin County No 10 CM	18	0	0	0	0	0	0	0	18	0	n/a
Wetaskiwin	4	10	0	32	0	0	0	0	4	42	-90.5
Wood Buffalo	243	142	10	0	0	59	183	630	436	831	-47.5
Yellowhead County MD	3	0	0	0	0	0	0	0	3	0	n/a
Total Alberta (10,000+)	2,707	4,582	490	652	604	1,031	4,731	2,540	8,532	8,805	-3.1

Source: CMHC (Starts and Completions Survey)

Table 2.1c: Starts by Submarket and by Dwelling Type
Alberta
January - March 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
[illegible]											
Calgary	1,067	1,717	214	258	245	293	3,130	506	4,656	2,774	67.8
Edmonton	657	1,718	188	232	224	468	1,246	955	2,315	3,373	-31.4
[illegible]											
Grande Prairie	62	196	2	16	8	132	40	115	112	459	-75.6
Lethbridge	228	237	12	34	31	14	0	12	271	297	-8.8
Medicine Hat	90	52	14	14	0	13	70	142	174	221	-21.3
Red Deer	89	282	0	42	6	8	24	161	119	493	-75.9
[illegible]											
Bonneyville MD	16	0	0	0	0	0	0	0	16	0	n/a
Brooks	16	19	0	0	0	18	0	0	16	37	-56.8
Camrose	38	19	0	6	0	8	0	12	38	45	-15.6
Canmore	2	11	4	2	32	9	0	7	38	29	31.0
Clearwater County MD	6	0	0	0	0	0	0	0	6	0	n/a
Cold Lake	7	44	8	0	0	5	0	0	15	49	-69.4
Foothills No 31 MD	4	0	0	0	0	0	0	0	4	0	n/a
High River T	12	0	2	0	0	0	0	0	14	0	n/a
Lacombe T	12	0	4	0	15	0	0	0	31	0	n/a
Lacombe County CM	11	0	0	0	0	0	0	0	11	0	n/a
Mackenzie No 23 MD	0	0	0	0	0	0	0	0	0	0	n/a
Mountain View County MD	24	0	0	0	0	0	0	0	24	0	n/a
Okotoks	37	103	2	14	20	0	0	0	59	117	-49.6
Red Deer County CM	15	0	0	0	0	0	0	0	15	0	n/a
Strathmore T	16	0	28	0	8	0	0	0	52	0	n/a
Sylvan Lake	6	0	2	0	15	0	38	0	61	0	n/a
Wetaskiwin County No 10 CM	18	0	0	0	0	0	0	0	18	0	n/a
Wetaskiwin	4	10	0	32	0	0	0	0	4	42	-90.5
Wood Buffalo	243	142	10	0	0	59	183	630	436	831	-47.5
Yellowhead County MD	3	0	0	0	0	0	0	0	3	0	n/a
Total Alberta (10,000+)	2,707	4,582	490	652	604	1,031	4,731	2,540	8,532	8,805	-3.1

Source: CMHC (Starts and Completions Survey)

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market
Manitoba
First Quarter 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007
[illegible]								
Winnipeg	10	9	0	0	102	240	62	82
[illegible]								
Brandon	4	0	0	0	32	0	0	0
Hanover RM	0	0	4	4	0	0	0	0
Portage la Prairie	0	0	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach MD	0	0	0	0	0	0	0	0
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	14	9	4	4	134	240	62	82

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market
Manitoba
January - March 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
[illegible]								
Winnipeg	10	9	0	0	102	240	62	82
[illegible]								
Brandon	4	0	0	0	32	0	0	0
Hanover RM	0	0	4	4	0	0	0	0
Portage la Prairie	0	0	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach MD	0	0	0	0	0	0	0	0
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	14	9	4	4	134	240	62	82

Source: CMHC (Starts and Completions Survey)

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
First Quarter 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007
[illegible]								
Regina	40	74	0	0	36	23	0	12
Saskatoon	56	38	0	0	224	0	0	51
[illegible]								
Estevan	0	0	0	0	0	0	0	0
Lloydminster	0	24	0	0	0	12	0	24
Moose Jaw	0	0	0	0	0	0	0	0
North Battleford	0	0	0	0	0	0	0	0
Prince Albert	0	0	0	0	0	0	0	0
Swift Current	17	0	0	0	0	0	0	0
Yorkton	0	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	113	136	0	0	260	35	0	87

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
January - March 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
[illegible]								
Regina	40	74	0	0	36	23	0	12
Saskatoon	56	38	0	0	224	0	0	51
[illegible]								
Estevan	0	0	0	0	0	0	0	0
Lloydminster	0	24	0	0	0	12	0	24
Moose Jaw	0	0	0	0	0	0	0	0
North Battleford	0	0	0	0	0	0	0	0
Prince Albert	0	0	0	0	0	0	0	0
Swift Current	17	0	0	0	0	0	0	0
Yorkton	0	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	113	136	0	0	260	35	0	87

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market
Alberta
First Quarter 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007
[illegible]								
Calgary	245	293	0	0	3,026	502	104	4
Edmonton	220	464	4	4	1,246	955	0	0
[illegible]								
Grande Prairie	8	129	0	3	0	115	40	0
Lethbridge	31	14	0	0	0	0	0	12
Medicine Hat	0	13	0	0	70	142	0	0
Red Deer	6	8	0	0	24	161	0	0
[illegible]								
Bonneyville MD	0	0	0	0	0	0	0	0
Brooks	0	18	0	0	0	0	0	0
Camrose	0	8	0	0	0	12	0	0
Canmore	32	0	0	4	0	7	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	5	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River T	0	0	0	0	0	0	0	0
Lacombe T	15	0	0	0	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	20	0	0	0	0	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	8	0	0	0	0	0	0	0
Sylvan Lake	15	0	0	0	38	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Wood Buffalo	0	23	0	36	183	343	0	287
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	600	979	4	47	4,587	2,237	144	303

Source: CMHC (Starts and Completions Survey)

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market
Alberta
January - March 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
[illegible]								
Calgary	245	293	0	0	3,026	502	104	4
Edmonton	220	464	4	4	1,246	955	0	0
[illegible]								
Grande Prairie	8	129	0	3	0	115	40	0
Lethbridge	31	14	0	0	0	0	0	12
Medicine Hat	0	13	0	0	70	142	0	0
Red Deer	6	8	0	0	24	161	0	0
[illegible]								
Bonneyville MD	0	0	0	0	0	0	0	0
Brooks	0	18	0	0	0	0	0	0
Camrose	0	8	0	0	0	12	0	0
Canmore	32	0	0	4	0	7	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	5	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River T	0	0	0	0	0	0	0	0
Lacombe T	15	0	0	0	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	20	0	0	0	0	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	8	0	0	0	0	0	0	0
Sylvan Lake	15	0	0	0	38	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Wood Buffalo	0	23	0	36	183	343	0	287
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	600	979	4	47	4,587	2,237	144	303

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market
Manitoba
First Quarter 2008

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007
[illegible]								
Winnipeg	356	362	118	259	62	84	536	705
[illegible]								
Brandon	32	11	28	3	0	1	60	15
Hanover RM	16	16	0	0	4	4	20	20
Portage la Prairie	0	1	0	0	0	0	0	1
St. Andrews	9	9	0	0	0	0	9	9
Steinbach MD	8	0	0	0	0	0	8	0
Thompson	0	1	0	0	0	0	0	1
Total Manitoba (10,000+)	421	400	146	262	66	89	633	751

Table 2.5a: Starts by Submarket and by Intended Market
Manitoba
January - March 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
[illegible]								
Winnipeg	356	362	118	259	62	84	536	705
[illegible]								
Brandon	32	11	28	3	0	1	60	15
Hanover RM	16	16	0	0	4	4	20	20
Portage la Prairie	0	1	0	0	0	0	0	1
St. Andrews	9	9	0	0	0	0	9	9
Steinbach MD	8	0	0	0	0	0	8	0
Thompson	0	1	0	0	0	0	0	1
Total Manitoba (10,000+)	421	400	146	262	66	89	633	751

Source: CMHC (Starts and Completions Survey)

Table 2.4b: Starts by Submarket and by Intended Market Saskatchewan First Quarter 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007
[illegible]								
Regina	200	138	85	108	0	12	285	258
Saskatoon	307	211	283	57	0	51	590	319
[illegible]								
Estevan	4	5	0	0	0	0	4	5
Lloydminster	14	32	0	36	0	24	14	92
Moose Jaw	7	5	4	0	0	0	11	5
North Battleford	10	1	0	0	0	0	10	1
Prince Albert	5	4	0	0	0	0	5	4
Swift Current	6	4	17	0	0	0	23	4
Yorkton	6	2	0	0	0	0	6	2
Total Saskatchewan (10,000+)	559	402	389	201	0	87	948	690

Table 2.5b: Starts by Submarket and by Intended Market Saskatchewan January - March 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
[illegible]								
Regina	200	138	85	108	0	12	285	258
Saskatoon	307	211	283	57	0	51	590	319
[illegible]								
Estevan	4	5	0	0	0	0	4	5
Lloydminster	14	32	0	36	0	24	14	92
Moose Jaw	7	5	4	0	0	0	11	5
North Battleford	10	1	0	0	0	0	10	1
Prince Albert	5	4	0	0	0	0	5	4
Swift Current	6	4	17	0	0	0	23	4
Yorkton	6	2	0	0	0	0	6	2
Total Saskatchewan (10,000+)	559	402	389	201	0	87	948	690

Source: CMHC (Starts and Completions Survey)

Table 2.4c: Starts by Submarket and by Intended Market
Alberta
First Quarter 2008

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007
[illegible]								
Calgary	1,277	1,939	3,275	831	104	4	4,656	2,774
Edmonton	803	1,875	1,502	1,492	10	6	2,315	3,373
[illegible]								
Grande Prairie	72	212	0	244	40	3	112	459
Lethbridge	236	261	35	24	0	12	271	297
Medicine Hat	104	56	70	165	0	0	174	221
Red Deer	89	312	30	181	0	0	119	493
[illegible]								
Bonneyville MD	16	0	0	0	0	0	16	0
Brooks	16	37	0	0	0	0	16	37
Camrose	38	33	0	12	0	0	38	45
Canmore	6	13	32	7	0	4	38	29
Clearwater County MD	6	0	0	0	0	0	6	0
Cold Lake	15	44	0	5	0	0	15	49
Foothills No 31 MD	4	0	0	0	0	0	4	0
High River T	14	0	0	0	0	0	14	0
Lacombe T	27	0	4	0	0	0	31	0
Lacombe County CM	11	0	0	0	0	0	11	0
Mackenzie No 23 MD	0	0	0	0	0	0	0	0
Mountain View County MD	24	0	0	0	0	0	24	0
Okotoks	39	117	20	0	0	0	59	117
Red Deer County CM	15	0	0	0	0	0	15	0
Strathmore T	44	0	8	0	0	0	52	0
Sylvan Lake	11	0	50	0	0	0	61	0
Wetaskiwin County No 10 CM	18	0	0	0	0	0	18	0
Wetaskiwin	4	42	0	0	0	0	4	42
Wood Buffalo	253	142	183	366	0	323	436	831
Yellowhead County MD	3	0	0	0	0	0	3	0
Total Alberta (10,000+)	3,169	5,117	5,209	3,331	154	352	8,532	8,805

Source: CMHC (Starts and Completions Survey)

Table 2.5c: Starts by Submarket and by Intended Market
Alberta
January - March 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
[illegible]								
Calgary	1,277	1,939	3,275	831	104	4	4,656	2,774
Edmonton	803	1,875	1,502	1,492	10	6	2,315	3,373
[illegible]								
Grande Prairie	72	212	0	244	40	3	112	459
Lethbridge	236	261	35	24	0	12	271	297
Medicine Hat	104	56	70	165	0	0	174	221
Red Deer	89	312	30	181	0	0	119	493
[illegible]								
Bonnyville MD	16	0	0	0	0	0	16	0
Brooks	16	37	0	0	0	0	16	37
Camrose	38	33	0	12	0	0	38	45
Canmore	6	13	32	7	0	4	38	29
Clearwater County MD	6	0	0	0	0	0	6	0
Cold Lake	15	44	0	5	0	0	15	49
Foothills No 31 MD	4	0	0	0	0	0	4	0
High River T	14	0	0	0	0	0	14	0
Lacombe T	27	0	4	0	0	0	31	0
Lacombe County CM	11	0	0	0	0	0	11	0
Mackenzie No 23 MD	0	0	0	0	0	0	0	0
Mountain View County MD	24	0	0	0	0	0	24	0
Okotoks	39	117	20	0	0	0	59	117
Red Deer County CM	15	0	0	0	0	0	15	0
Strathmore T	44	0	8	0	0	0	52	0
Sylvan Lake	11	0	50	0	0	0	61	0
Wetaskiwin County No 10 CM	18	0	0	0	0	0	18	0
Wetaskiwin	4	42	0	0	0	0	4	42
Wood Buffalo	253	142	183	366	0	323	436	831
Yellowhead County MD	3	0	0	0	0	0	3	0
Total Alberta ([illegible])	3,169	5,117	5,209	3,331	154	352	8,532	8,805

Source: CMHC (Starts and Completions Survey)

Table 3a: Completions by Submarket and by Dwelling Type
Manitoba
First Quarter 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	% Change
Winnipeg	212	211	2	8	8	23	129	104	351	346	1.4
Brandon	35	19	14	0	4	12	8	12	61	43	41.9
Hanover RM	29	17	2	2	0	0	4	0	35	19	84.2
Portage la Prairie	5	5	0	0	0	0	0	0	5	5	0.0
St. Andrews	13	18	0	0	0	0	0	0	13	18	-27.8
Steinbach MD	9	0	2	0	0	0	12	0	23	0	n/a
Thompson	4	2	2	0	0	0	0	12	6	14	-57.1
Total Manitoba (10,000+)	307	272	22	10	12	35	153	128	494	445	11.0

Table 3.1a: Completions by Submarket and by Dwelling Type
Manitoba
January - March 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Winnipeg	212	211	2	8	8	23	129	104	351	346	1.4
Brandon	35	19	14	0	4	12	8	12	61	43	41.9
Hanover RM	29	17	2	2	0	0	4	0	35	19	84.2
Portage la Prairie	5	5	0	0	0	0	0	0	5	5	0.0
St. Andrews	13	18	0	0	0	0	0	0	13	18	-27.8
Steinbach MD	9	0	2	0	0	0	12	0	23	0	n/a
Thompson	4	2	2	0	0	0	0	12	6	14	-57.1
Total Manitoba (10,000+)	307	272	22	10	12	35	153	128	494	445	11.0

Source: CMHC (Starts and Completions Survey)

Table 3b: Completions by Submarket and by Dwelling Type
Saskatchewan
First Quarter 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	% Change
[illegible]											
Regina	178	112	14	2	59	24	0	0	251	138	81.9
Saskatoon	266	181	38	4	95	4	173	0	572	189	**
[illegible]											
Estevan	6	6	0	4	0	0	0	0	6	10	-40.0
Lloydminster	31	24	0	0	0	36	0	0	31	60	-48.3
Moose Jaw	29	19	4	4	12	0	0	0	45	23	95.7
North Battleford	25	7	0	0	0	0	0	0	25	7	**
Prince Albert	27	11	0	0	7	0	0	0	34	11	**
Swift Current	14	4	0	2	4	0	0	0	18	6	200.0
Yorkton	20	4	8	0	0	0	0	0	28	4	**
Total Saskatchewan (10,000+)	596	368	64	16	177	64	173	0	1,010	448	125.4

Table 3.1b: Completions by Submarket and by Dwelling Type
Saskatchewan
January - March 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
[illegible]											
Regina	178	112	14	2	59	24	0	0	251	138	81.9
Saskatoon	266	181	38	4	95	4	173	0	572	189	**
[illegible]											
Estevan	6	6	0	4	0	0	0	0	6	10	-40.0
Lloydminster	31	24	0	0	0	36	0	0	31	60	-48.3
Moose Jaw	29	19	4	4	12	0	0	0	45	23	95.7
North Battleford	25	7	0	0	0	0	0	0	25	7	**
Prince Albert	27	11	0	0	7	0	0	0	34	11	**
Swift Current	14	4	0	2	4	0	0	0	18	6	200.0
Yorkton	20	4	8	0	0	0	0	0	28	4	**
Total Saskatchewan (10,000+)	596	368	64	16	177	64	173	0	1,010	448	125.4

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type
Alberta
First Quarter 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	% Change
Calgary	2,290	2,012	310	190	471	276	1,048	244	4,119	2,722	51.3
Edmonton	1,667	1,834	316	268	272	195	604	1,037	2,859	3,334	-14.2
Grande Prairie	222	216	38	22	51	3	6	55	317	296	7.1
Lethbridge	112	96	6	0	5	8	0	0	123	104	18.3
Medicine Hat	109	91	22	18	29	26	123	54	283	189	49.7
Red Deer	224	257	46	36	9	25	0	0	279	318	-12.3
Bonnyville MD	36	0	0	0	0	0	0	0	36	0	n/a
Brooks	22	50	0	2	3	0	0	0	25	52	-51.9
Camrose	50	25	6	18	0	31	12	0	68	74	-8.1
Canmore	5	8	0	6	8	0	0	33	13	47	-72.3
Clearwater County MD	16	0	0	0	0	0	0	0	16	0	n/a
Cold Lake	19	67	2	2	0	14	0	65	21	148	-85.8
Foothills No 31 MD	162	0	0	0	0	0	0	0	162	0	n/a
High River T	75	0	52	0	8	0	0	0	135	0	n/a
Lacombe T	16	0	4	0	10	0	0	0	30	0	n/a
Lacombe County CM	33	0	0	0	0	0	0	0	33	0	n/a
Mackenzie No 23 MD	13	0	0	0	0	0	0	0	13	0	n/a
Mountain View County MD	66	0	0	0	0	0	0	0	66	0	n/a
Okotoks	102	138	10	24	0	3	0	0	112	165	-32.1
Red Deer County CM	0	0	0	0	0	0	0	0	0	0	n/a
Strathmore T	124	0	24	0	0	0	0	0	148	0	n/a
Sylvan Lake	66	0	4	0	0	0	0	0	70	0	n/a
Wetaskiwin County No 10 CM	2	0	0	0	0	0	0	0	2	0	n/a
Wetaskiwin	6	5	2	6	0	0	0	0	8	11	-27.3
Wood Buffalo	60	178	0	12	33	8	0	251	93	449	-79.3
Yellowhead County MD	6	0	2	0	0	0	0	0	8	0	n/a
Total Alberta (10,000+)	5,523	5,014	844	604	903	589	1,793	1,739	9,063	7,946	14.1

Source: CMHC (Starts and Completions Survey)

Table 3.1c: Completions by Submarket and by Dwelling Type
Alberta
January - March 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Calgary	2,290	2,012	310	190	471	276	1,048	244	4,119	2,722	51.3
Edmonton	1,667	1,834	316	268	272	195	604	1,037	2,859	3,334	-14.2
Grande Prairie	222	216	38	22	51	3	6	55	317	296	7.1
Lethbridge	112	96	6	0	5	8	0	0	123	104	18.3
Medicine Hat	109	91	22	18	29	26	123	54	283	189	49.7
Red Deer	224	257	46	36	9	25	0	0	279	318	-12.3
Bonneyville MD	36	0	0	0	0	0	0	0	36	0	n/a
Brooks	22	50	0	2	3	0	0	0	25	52	-51.9
Camrose	50	25	6	18	0	31	12	0	68	74	-8.1
Canmore	5	8	0	6	8	0	0	33	13	47	-72.3
Clearwater County MD	16	0	0	0	0	0	0	0	16	0	n/a
Cold Lake	19	67	2	2	0	14	0	65	21	148	-85.8
Foothills No 31 MD	162	0	0	0	0	0	0	0	162	0	n/a
High River T	75	0	52	0	8	0	0	0	135	0	n/a
Lacombe T	16	0	4	0	10	0	0	0	30	0	n/a
Lacombe County CM	33	0	0	0	0	0	0	0	33	0	n/a
Mackenzie No 23 MD	13	0	0	0	0	0	0	0	13	0	n/a
Mountain View County MD	66	0	0	0	0	0	0	0	66	0	n/a
Okotoks	102	138	10	24	0	3	0	0	112	165	-32.1
Red Deer County CM	0	0	0	0	0	0	0	0	0	0	n/a
Strathmore T	124	0	24	0	0	0	0	0	148	0	n/a
Sylvan Lake	66	0	4	0	0	0	0	0	70	0	n/a
Wetaskiwin County No 10 CM	2	0	0	0	0	0	0	0	2	0	n/a
Wetaskiwin	6	5	2	6	0	0	0	0	8	11	-27.3
Wood Buffalo	60	178	0	12	33	8	0	251	93	449	-79.3
Yellowhead County MD	6	0	2	0	0	0	0	0	8	0	n/a
Total Alberta (10,000+)	5,523	5,014	844	604	903	589	1,793	1,739	9,063	7,946	14.1

Source: CMHC (Starts and Completions Survey)

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market
Manitoba
First Quarter 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007
Winnipeg	8	23	0	0	15	48	114	56
Brandon	4	0	0	12	0	0	8	12
Hanover RM	0	0	0	0	0	0	4	0
Portage la Prairie	0	0	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach MD	0	0	0	0	0	0	12	0
Thompson	0	0	0	0	0	0	0	12
Total Manitoba (10,000+)	12	23	0	12	15	48	138	80

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market
Manitoba
January - March 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Winnipeg	8	23	0	0	15	48	114	56
Brandon	4	0	0	12	0	0	8	12
Hanover RM	0	0	0	0	0	0	4	0
Portage la Prairie	0	0	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach MD	0	0	0	0	0	0	12	0
Thompson	0	0	0	0	0	0	0	12
Total Manitoba (10,000+)	12	23	0	12	15	48	138	80

Source: CMHC (Starts and Completions Survey)

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
First Quarter 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007
Centres (10,000+)								
Regina	59	21	0	3	0	0	0	0
Saskatoon	91	4	4	0	173	0	0	0
Centres (10,000-49,999)								
Estevan	0	0	0	0	0	0	0	0
Lloydminster	0	36	0	0	0	0	0	0
Moose Jaw	12	0	0	0	0	0	0	0
North Battleford	0	0	0	0	0	0	0	0
Prince Albert	7	0	0	0	0	0	0	0
Swift Current	0	0	4	0	0	0	0	0
Yorkton	0	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	169	61	8	3	173	0	0	0

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
January - March 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres (10,000+)								
Regina	59	21	0	3	0	0	0	0
Saskatoon	91	4	4	0	173	0	0	0
Centres (10,000-49,999)								
Estevan	0	0	0	0	0	0	0	0
Lloydminster	0	36	0	0	0	0	0	0
Moose Jaw	12	0	0	0	0	0	0	0
North Battleford	0	0	0	0	0	0	0	0
Prince Albert	7	0	0	0	0	0	0	0
Swift Current	0	0	4	0	0	0	0	0
Yorkton	0	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	169	61	8	3	173	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market
Alberta
First Quarter 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007
Calgary	471	276	0	0	975	244	73	0
Edmonton	260	162	12	33	535	986	69	51
Grande Prairie	51	0	0	3	6	55	0	0
Lethbridge	5	8	0	0	0	0	0	0
Medicine Hat	29	18	0	8	123	0	0	54
Red Deer	0	12	9	13	0	0	0	0
Bonnyville MD	0	0	0	0	0	0	0	0
Brooks	3	0	0	0	0	0	0	0
Camrose	0	31	0	0	12	0	0	0
Canmore	8	0	0	0	0	33	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	14	0	0	0	65	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River T	8	0	0	0	0	0	0	0
Lacombe T	6	0	4	0	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	3	0	0	0	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	0	0	0	0	0	0	0	0
Sylvan Lake	0	0	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Wood Buffalo	15	8	18	0	0	195	0	56
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	856	532	47	57	1,651	1,578	142	161

Source: CMHC (Starts and Completions Survey)

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market
Alberta
January - March 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Calgary	471	276	0	0	975	244	73	0
Edmonton	260	162	12	33	535	986	69	51
Grande Prairie	51	0	0	3	6	55	0	0
Lethbridge	5	8	0	0	0	0	0	0
Medicine Hat	29	18	0	8	123	0	0	54
Red Deer	0	12	9	13	0	0	0	0
Bonnyville MD	0	0	0	0	0	0	0	0
Brooks	3	0	0	0	0	0	0	0
Camrose	0	31	0	0	12	0	0	0
Canmore	8	0	0	0	0	33	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	14	0	0	0	65	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River T	8	0	0	0	0	0	0	0
Lacombe T	6	0	4	0	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	3	0	0	0	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	0	0	0	0	0	0	0	0
Sylvan Lake	0	0	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Wood Buffalo	15	8	18	0	0	195	0	56
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	856	532	47	57	1,651	1,578	142	161

Source: CMHC (Starts and Completions Survey)

Table 3.4a: Completions by Submarket and by Intended Market Manitoba First Quarter 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007
Winnipeg	207	218	30	72	114	56	351	346
Brandon	38	16	15	2	8	25	61	43
Hanover RM	31	19	0	0	4	0	35	19
Portage la Prairie	5	5	0	0	0	0	5	5
St. Andrews	13	18	0	0	0	0	13	18
Steinbach MD	11	0	0	0	12	0	23	0
Thompson	4	2	0	0	2	12	6	14
Total Manitoba (10,000+)	309	278	45	74	140	93	494	445

Table 3.5a: Completions by Submarket and by Intended Market Manitoba January - March 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Winnipeg	207	218	30	72	114	56	351	346
Brandon	38	16	15	2	8	25	61	43
Hanover RM	31	19	0	0	4	0	35	19
Portage la Prairie	5	5	0	0	0	0	5	5
St. Andrews	13	18	0	0	0	0	13	18
Steinbach MD	11	0	0	0	12	0	23	0
Thompson	4	2	0	0	2	12	6	14
Total Manitoba (10,000+)	309	278	45	74	140	93	494	445

Source: CMHC (Starts and Completions Survey)

Table 3.4b: Completions by Submarket and by Intended Market Saskatchewan First Quarter 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007
Centres 100,000+								
Regina	190	111	61	24	0	3	251	138
Saskatoon	288	180	280	9	4	0	572	189
Centres 10,000 - 49,999								
Estevan	6	6	0	4	0	0	6	10
Lloydminster	31	24	0	36	0	0	31	60
Moose Jaw	28	23	17	0	0	0	45	23
North Battleford	25	7	0	0	0	0	25	7
Prince Albert	27	11	7	0	0	0	34	11
Swift Current	14	4	0	2	4	0	18	6
Yorkton	28	4	0	0	0	0	28	4
Total Saskatchewan (10,000+)	637	370	365	75	8	3	1,010	448

Table 3.5b: Completions by Submarket and by Intended Market Saskatchewan January - March 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Regina	190	111	61	24	0	3	251	138
Saskatoon	288	180	280	9	4	0	572	189
Centres 10,000 - 49,999								
Estevan	6	6	0	4	0	0	6	10
Lloydminster	31	24	0	36	0	0	31	60
Moose Jaw	28	23	17	0	0	0	45	23
North Battleford	25	7	0	0	0	0	25	7
Prince Albert	27	11	7	0	0	0	34	11
Swift Current	14	4	0	2	4	0	18	6
Yorkton	28	4	0	0	0	0	28	4
Total Saskatchewan (10,000+)	637	370	365	75	8	3	1,010	448

Source: CMHC (Starts and Completions Survey)

Table 3.4c: Completions by Submarket and by Intended Market
Alberta
First Quarter 2008

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007
[illegible]								
Calgary	2,610	2,172	1,436	550	73	0	4,119	2,722
Edmonton	1,888	2,033	889	1,215	82	86	2,859	3,334
[illegible]								
Grande Prairie	258	236	59	57	0	3	317	296
Lethbridge	116	96	7	8	0	0	123	104
Medicine Hat	125	97	158	30	0	62	283	189
Red Deer	266	289	4	16	9	13	279	318
[illegible]								
Bonneyville MD	36	0	0	0	0	0	36	0
Brooks	25	49	0	0	0	3	25	52
Camrose	56	41	12	33	0	0	68	74
Canmore	5	11	8	36	0	0	13	47
Clearwater County MD	16	0	0	0	0	0	16	0
Cold Lake	21	69	0	79	0	0	21	148
Foothills No 31 MD	162	0	0	0	0	0	162	0
High River T	127	0	8	0	0	0	135	0
Lacombe T	26	0	0	0	4	0	30	0
Lacombe County CM	33	0	0	0	0	0	33	0
Mackenzie No 23 MD	13	0	0	0	0	0	13	0
Mountain View County MD	66	0	0	0	0	0	66	0
Okotoks	112	154	0	11	0	0	112	165
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	148	0	0	0	0	0	148	0
Sylvan Lake	70	0	0	0	0	0	70	0
Wetaskiwin County No 10 CM	2	0	0	0	0	0	2	0
Wetaskiwin	6	7	2	4	0	0	8	11
Wood Buffalo	60	186	15	207	18	56	93	449
Yellowhead County MD	8	0	0	0	0	0	8	0
Total Alberta (10,000+)	6,275	5,477	2,598	2,246	190	223	9,063	7,946

Source: CMHC (Starts and Completions Survey)

Table 3.5c: Completions by Submarket and by Intended Market
Alberta
January - March 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
[illegible]								
Calgary	2,610	2,172	1,436	550	73	0	4,119	2,722
Edmonton	1,888	2,033	889	1,215	82	86	2,859	3,334
[illegible]								
Grande Prairie	258	236	59	57	0	3	317	296
Lethbridge	116	96	7	8	0	0	123	104
Medicine Hat	125	97	158	30	0	62	283	189
Red Deer	266	289	4	16	9	13	279	318
[illegible]								
Bonneyville MD	36	0	0	0	0	0	36	0
Brooks	25	49	0	0	0	3	25	52
Camrose	56	41	12	33	0	0	68	74
Canmore	5	11	8	36	0	0	13	47
Clearwater County MD	16	0	0	0	0	0	16	0
Cold Lake	21	69	0	79	0	0	21	148
Foothills No 31 MD	162	0	0	0	0	0	162	0
High River T	127	0	8	0	0	0	135	0
Lacombe T	26	0	0	0	4	0	30	0
Lacombe County CM	33	0	0	0	0	0	33	0
Mackenzie No 23 MD	13	0	0	0	0	0	13	0
Mountain View County MD	66	0	0	0	0	0	66	0
Okotoks	112	154	0	11	0	0	112	165
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	148	0	0	0	0	0	148	0
Sylvan Lake	70	0	0	0	0	0	70	0
Wetaskiwin County No 10 CM	2	0	0	0	0	0	2	0
Wetaskiwin	6	7	2	4	0	0	8	11
Wood Buffalo	60	186	15	207	18	56	93	449
Yellowhead County MD	8	0	0	0	0	0	8	0
Total Alberta (10,000+)	6,275	5,477	2,598	2,246	190	223	9,063	7,946

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range in Manitoba
First Quarter 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $299,999		$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Manitoba (50,000+)													
Q1 2008	2	0.7	16	5.9	36	13.3	78	28.8	139	51.3	271	300,500	333,230
Q1 2007	12	5.0	27	11.3	32	13.4	92	38.5	76	31.8	239	282,000	292,024
Year-to-date 2008	2	0.7	16	5.9	36	13.3	78	28.8	139	51.3	271	300,500	333,230
Year-to-date 2007	12	5.0	27	11.3	32	13.4	92	38.5	76	31.8	239	282,000	292,024

Table 4b: Absorbed Single-Detached Units by Price Range in Saskatchewan
First Quarter 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $299,999		$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Regina CMA													
Q1 2008	3	1.6	8	4.4	24	13.1	43	23.5	105	57.4	183	320,000	323,912
Q1 2007	0	0.0	12	10.6	28	24.8	36	31.9	37	32.7	113	269,457	280,539
Year-to-date 2008	3	1.6	8	4.4	24	13.1	43	23.5	105	57.4	183	320,000	323,912
Year-to-date 2007	0	0.0	12	10.6	28	24.8	36	31.9	37	32.7	113	269,457	280,539
Saskatoon CMA													
Q1 2008	7	2.5	16	5.8	45	16.4	57	20.7	150	54.5	275	300,000	313,582
Q1 2007	8	4.5	35	19.8	67	37.9	34	19.2	33	18.6	177	234,000	252,884
Year-to-date 2008	7	2.5	16	5.8	45	16.4	57	20.7	150	54.5	275	300,000	313,582
Year-to-date 2007	8	4.5	35	19.8	67	37.9	34	19.2	33	18.6	177	234,000	252,884
Total Urban Centres in Saskatchewan (50,000+)													
Q1 2008	10	2.2	24	5.2	69	15.1	100	21.8	255	55.7	458	302,072	317,709
Q1 2007	8	2.8	47	16.2	95	32.8	70	24.1	70	24.1	290	247,788	263,659
Year-to-date 2008	10	2.2	24	5.2	69	15.1	100	21.8	255	55.7	458	302,072	317,709
Year-to-date 2007	8	2.8	47	16.2	95	32.8	70	24.1	70	24.1	290	247,788	263,659.

Source: CMHC (Market Absorption Survey)

Table 4c: Absorbed Single-Detached Units by Price Range in Alberta
First Quarter 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Grande Prairie													
Q1 2008	7	5.4	9	6.9	19	14.6	43	33.1	52	40.0	130	331,085	332,647
Q1 2007	42	22.5	20	10.7	57	30.5	39	20.9	29	15.5	187	283,949	281,083
Year-to-date 2008	7	5.4	9	6.9	19	14.6	43	33.1	52	40.0	130	331,085	332,647
Year-to-date 2007	42	22.5	20	10.7	57	30.5	39	20.9	29	15.5	187	283,949	281,083
Lethbridge													
Q1 2008	8	6.9	41	35.3	29	25.0	16	13.8	22	19.0	116	264,317	288,201
Q1 2007	21	20.2	41	39.4	26	25.0	13	12.5	3	2.9	104	236,750	243,359
Year-to-date 2008	8	6.9	41	35.3	29	25.0	16	13.8	22	19.0	116	264,317	288,201
Year-to-date 2007	21	20.2	41	39.4	26	25.0	13	12.5	3	2.9	104	236,750	243,359
Medicine Hat													
Q1 2008	1	1.3	8	10.5	15	19.7	30	39.5	22	28.9	76	325,500	326,608
Q1 2007	6	6.5	30	32.6	29	31.5	16	17.4	11	12.0	92	263,370	272,967
Year-to-date 2008	1	1.3	8	10.5	15	19.7	30	39.5	22	28.9	76	325,500	326,608
Year-to-date 2007	6	6.5	30	32.6	29	31.5	16	17.4	11	12.0	92	263,370	272,967
Red Deer													
Q1 2008	0	0.0	9	4.7	49	25.5	59	30.7	75	39.1	192	328,217	349,537
Q1 2007	25	9.5	78	29.7	62	23.6	35	13.3	63	24.0	263	276,079	307,821
Year-to-date 2008	0	0.0	9	4.7	49	25.5	59	30.7	75	39.1	192	328,217	349,537
Year-to-date 2007	25	9.5	78	29.7	62	23.6	35	13.3	63	24.0	263	276,079	307,821
Calgary CMA													
Q1 2008	1	0.0	3	0.1	7	0.3	117	5.6	1,971	93.9	2,099	472,698	563,416
Q1 2007	1	0.0	157	7.7	357	17.5	444	21.8	1,078	52.9	2,037	356,770	416,720
Year-to-date 2008	1	0.0	3	0.1	7	0.3	117	5.6	1,971	93.9	2,099	472,698	563,416
Year-to-date 2007	1	0.0	157	7.7	357	17.5	444	21.8	1,078	52.9	2,037	356,770	416,720
Edmonton CMA													
Q1 2008	21	1.3	25	1.6	52	3.2	153	9.5	1,352	84.3	1,603	455,500	485,510
Q1 2007	54	3.0	149	8.1	410	22.4	373	20.4	843	46.1	1,829	339,900	374,911
Year-to-date 2008	21	1.3	25	1.6	52	3.2	153	9.5	1,352	84.3	1,603	455,500	485,510
Year-to-date 2007	54	3.0	149	8.1	410	22.4	373	20.4	843	46.1	1,829	339,900	374,911
Total Urban Centres in Alberta (50,000+)													
Q1 2008	38	0.9	95	2.3	171	4.1	418	9.9	3,494	82.9	4,216	447,500	505,102
Q1 2007	149	3.3	475	10.5	941	20.9	920	20.4	2,027	44.9	4,512	337,000	380,876
Year-to-date 2008	38	0.9	95	2.3	171	4.1	418	9.9	3,494	82.9	4,216	447,500	505,102
Year-to-date 2007	149	3.3	475	10.5	941	20.9	920	20.4	2,027	44.9	4,512	337,000	380,876

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Manitoba First Quarter 2008										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2007	January	606	8.6	1,131	979	1,349	83.8	145,731	3.5	149,810
	February	844	-0.5	1,120	1,024	1,339	83.6	159,436	12.1	164,552
	March	1,203	10.7	1,177	1,587	1,502	78.4	155,993	7.6	160,463
	April	1,311	12.4	1,140	1,730	1,377	82.8	171,130	8.2	163,393
	May	1,751	8.6	1,208	1,949	1,355	89.2	180,470	16.0	173,432
	June	1,648	6.0	1,197	1,882	1,387	86.3	179,531	15.4	172,768
	July	1,366	9.5	1,185	1,454	1,293	91.6	167,774	12.7	168,693
	August	1,352	5.6	1,156	1,641	1,396	82.8	165,601	13.1	171,865
	September	1,136	2.4	1,180	1,474	1,378	85.6	166,681	13.4	172,178
	October	1,254	15.7	1,207	1,340	1,383	87.3	172,903	15.9	174,696
	November	933	7.0	1,185	861	1,350	87.8	173,318	16.2	183,148
	December	524	-12.5	1,042	416	1,228	84.9	169,377	8.0	174,325
2008	January	592	-2.3	1,147	924	1,359	84.4	169,668	16.4	176,703
	February	857	1.5	1,102	1,040	1,338	82.4	173,809	9.0	183,178
	March	1,063	-11.6	1,088	1,544	1,372	79.3	195,191	25.1	192,745
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2007	2,653	6.4		3,590			154,744	8.1	
	Q1 2008	2,512	-5.3		3,508			181,881	17.5	
	YTD 2007	2,653	6.4		3,590			154,744	8.1	
	YTD 2008	2,512	-5.3		3,508			181,881	17.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Saskatchewan
First Quarter 2008

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2007	January	567	24.6	882	807	1,040	84.8	135,545	7.8	140,347
	February	805	43.5	998	842	1,080	92.4	146,514	16.6	148,892
	March	1,107	49.8	1,025	1,273	1,156	88.7	151,468	19.0	154,490
	April	1,228	61.4	1,063	1,383	1,187	89.6	163,811	23.8	161,607
	May	1,524	41.8	1,066	1,708	1,242	85.8	172,993	24.9	165,526
	June	1,389	35.8	1,081	1,619	1,336	80.9	180,934	34.9	170,100
	July	1,209	37.7	1,028	1,484	1,281	80.2	182,920	37.0	175,146
	August	1,144	18.1	976	1,652	1,424	68.5	184,445	42.2	182,425
	September	863	3.1	958	1,363	1,335	71.8	186,145	42.8	185,876
	October	837	5.0	915	1,267	1,332	68.7	190,981	46.8	193,202
	November	822	30.3	1,028	918	1,239	83.0	193,521	48.3	202,627
	December	559	35.0	1,034	498	1,162	89.0	200,285	37.0	211,004
2008	January	780	37.6	1,204	1,013	1,330	90.5	202,507	49.4	209,465
	February	925	14.9	1,119	1,197	1,422	78.7	209,702	43.1	214,043
	March	1,096	-1.0	1,097	1,380	1,391	78.9	209,510	38.3	216,247
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2007	2,479	41.3		2,922			146,217	15.7	
	Q1 2008	2,801	13.0		3,590			207,623	42.0	
	YTD 2007	2,479	41.3		2,922			146,217	15.7	
	YTD 2008	2,801	13.0		3,590			207,623	42.0	

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[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5c: MLS® Residential Activity for Alberta
First Quarter 2008

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2007	January	5,344	14.0	6,958	8,094	8,510	81.8	327,560	35.1	335,654
	February	6,602	11.3	7,039	7,800	8,676	81.1	343,515	34.1	341,335
	March	8,159	13.5	6,943	10,927	9,759	71.1	352,793	31.8	347,873
	April	7,803	8.6	6,496	11,213	10,075	64.5	359,640	29.8	352,861
	May	8,606	3.7	6,415	13,885	10,790	59.5	363,574	28.1	356,219
	June	7,327	-5.9	6,044	13,556	11,646	51.9	364,072	24.7	362,437
	July	5,938	-7.3	5,627	11,983	10,898	51.6	371,817	29.0	366,857
	August	5,494	-13.9	5,402	12,122	11,139	48.5	361,809	21.8	363,566
	September	4,371	-22.3	5,118	11,927	11,473	44.6	360,227	19.6	368,235
	October	4,544	-18.6	5,055	11,021	11,002	45.9	355,475	17.6	364,933
	November	4,193	-20.2	5,177	8,213	11,101	46.6	353,125	14.7	361,983
	December	3,049	-24.3	5,156	4,192	9,864	52.3	354,290	11.5	367,132
2008	January	4,021	-24.8	5,277	11,567	12,480	42.3	357,574	9.2	367,562
	February	4,601	-30.3	4,809	11,302	12,384	38.8	359,953	4.8	360,663
	March	5,360	-34.3	4,798	13,668	13,209	36.3	365,888	3.7	365,622
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2007	20,105	12.9		26,821			343,039	33.4	
	Q1 2008	13,982	-30.5		36,537			361,544	5.4	
	YTD 2007	20,105	12.9		26,821			343,039	33.4	
	YTD 2008	13,982	-30.5		36,537			361,544	5.4	

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[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Level of Economic Indicators for Manitoba
First Quarter 2008

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (1997=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2007	January - March	676	6.5	6.6	593.8	4.3	2,033	102.1	658	4,008,449	85.68
	April - June	701	6.8	7.0	597.2	4.5	2,259	96.1	668	4,261,584	92.45
	July - September	714	7.1	7.2	599.0	4.2	2,587	101.4	683	4,015,997	96.22
	October - December	729	7.3	7.5	599.1	4.2	2,300	98.9	687	3,898,386	102.18
2008	January - March	718	7.3	7.3	602.7	4.3		98.2	697		99.51
	April - June										
	July - September										
	October - December										

Table 6.1a: Growth[1] of Economic Indicators for Manitoba
First Quarter 2008

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates								
			1 Yr. Term	5 Yr. Term							
2007	January - March	1.8	0.6	0.2	2.0	0.1	**	-4.8	4.3	13.7	-1.7
	April - June	1.7	0.5	0.2	1.5	1.0	142.4	-11.4	3.8	12.2	2.8
	July - September	3.5	0.6	0.4	1.7	-0.2	-474.4	-1.7	6.1	6.0	7.6
	October - December	7.8	0.9	0.9	1.8	0.0	**	-4.6	6.1	1.0	16.8
2008	January - March	6.3	0.8	0.7	1.5	0.0		-3.8	5.8		16.1
	April - June										
	July - September										
	October - December										

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM), Conference Board of Canada

Table 6b: Level of Economic Indicators for Saskatchewan
First Quarter 2008

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (1997=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2007	January - March	676	6.5	6.6	503.4	3.9	1,639	102.1	690	2,763,734	85.68
	April - June	701	6.8	7.0	497.9	4.4	3,741	96.1	689	2,679,760	92.45
	July - September	714	7.1	7.2	503.1	3.9	5,499	101.4	718	2,612,370	96.22
	October - December	729	7.3	7.5	504.7	4.0	2,704	98.9	736	2,624,599	102.18
2008	January - March	718	7.3	7.3	508.2	4.1		98.2	744		99.51
	April - June										
	July - September										
	October - December										

Table 6.1b: Growth[1] of Economic Indicators for Saskatchewan
First Quarter 2008

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates								
			1 Yr. Term	5 Yr. Term							
2007	January - March	1.8	0.6	0.2	4.2	-1.3	-185.8	-4.8	3.2	-0.5	-1.7
	April - June	1.7	0.5	0.2	1.4	-0.3	-1555.6	-11.4	3.3	-1.6	2.8
	July - September	3.5	0.6	0.4	1.1	-0.5	-1532.0	-1.7	5.8	1.5	7.6
	October - December	7.8	0.9	0.9	0.4	-0.1	78.6	-4.6	6.4	8.4	16.8
2008	January - March	6.3	0.8	0.7	1.0	0.2		-3.8	7.7		16.1
	April - June										
	July - September										
	October - December										

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM), Conference Board of Canada

Table 6c: Level of Economic Indicators for Alberta
First Quarter 2008

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (1997=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2007	January - March	676	6.5	6.6	1,939.3	3.6	14,039	102.1	658	16,458,289	85.68
	April - June	701	6.8	7.0	1,957.2	3.7	17,637	96.1	668	17,007,759	92.45
	July - September	714	7.1	7.2	1,973.8	3.6	6,044	101.4	683	16,978,812	96.22
	October - December	729	7.3	7.5	1,993.8	3.2	5,522	98.9	687	16,684,700	102.18
2008	January - March	718	7.3	7.3	2,004.5	3.4		98.2	697		99.51
	April - June										
	July - September										
	October - December										

Table 6.1c: Growth[1] of Economic Indicators for Alberta
First Quarter 2008

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates								
			1 Yr. Term	5 Yr. Term							
2007	January - March	1.8	0.6	0.2	5.2	0.1	-19.7	-4.8	4.3	1.1	-1.7
	April - June	1.7	0.5	0.2	4.6	0.2	7.7	-11.4	3.8	3.6	2.8
	July - September	3.5	0.6	0.4	4.7	0.1	-80.6	-1.7	6.1	-1.4	7.6
	October - December	7.8	0.9	0.9	4.4	-0.2	-66.5	-4.6	6.1	1.5	16.8
2008	January - March	6.3	0.8	0.7	3.4	-0.2		-3.8	5.8		16.1
	April - June										
	July - September										
	October - December										

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM), Conference Board of Canada

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

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